

Name of Claimant

HIKIDA, Tamizo

Case.....557

Custodian File

4973

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1176		634.97			634.97
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										634.97

CASE NO; 557.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 11th, 1948.

IN THE MATTER OF THE CLAIM OF
TAMIZO HIKIDA.

PROCEEDINGS AT HEARING.

Original .

T. Hikida,
In Chief.

THE SECRETARY: Case No. 557, Tamizo Hikida.

MR. HUCKVALE: In this case, there was a small chattel claim, sir, that we are abandoning and we will only proceed on the claim for real property.

TAMIZO HIKIDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q You have a claim respecting a ^{small} farm property in
10 British Columbia?

A Yes.

Q And that was described as Lot 29 of Section 2,
Block 3, North Range 7, West, Map 963, in the
District of New Westminster?

A Yes.

Q Now with respect to that real property I want to
show you that form and will you look at it,
please?

A: Yes, I understand.

Q And have you signed that form?

20 A Yes.

Q And are the statements contained in it true and
correct?

A: Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my learned friend to
file on behalf of the Crown the farm appraisal
report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: I would just like to observe, sir,
30 that when the appraiser examined this property

T. Hikida,
In Chief.

he never got inside of the barn at all, apparently, and his valuation, which can only be a guess, is made from an outside view only.

Q This appraisal report, Mr. Hikida, shows that there were four acres of oats on the place at the time the appraiser inspected it?

A I am not sure.

Q That is what the appraiser says, but what I want to find out, did you ever plant oats on the place?

10 A No, I never did plant oats.

Q That is all. Answer my friend, please.

MR. RICE: I am submitting, your Honour, that the property was sold for its fair market value. I would point out that the property was sold for \$1176.00 and not \$1140.00 as shown on the claim. I will point out that the assessed value of the land was \$1406.00 and the improvements \$470.00, and the annual tax \$39.32. That is all I have.

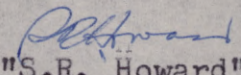
MR. HUCKVALE: That is all, thank you, Mr. Hikida.

20

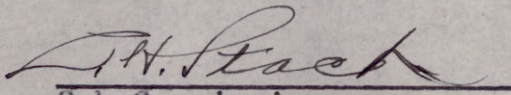
(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.


"S.R. Howard"
Official Reporter.

Certified correct.


Sub-Commissioner.

30

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

File 4973

Letting

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME HIKIDA TAMIZO (RCMP) Reg. No. 03443
(Print) Surname Given Name

(2) Pre-Evacuation Address Box 130, Steveston, B.C.

(3) Present Address Magrath, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) _____

Let twenty-nine (29) of section two(2), Block three (3) North Range seven (7) West, Map 963 in the District of New westminster, B.C, Title no. 94349E.

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm _____
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~ _____
- (iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) _____

Sole owner.

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ 2000.00
- (ii) Buildings - - - - - \$ 500.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2500.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1140.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1360.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

Steveston, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____

In barn and House No. 1 and No. 2 of Canadian Pacific Cannery.

(c) How stored or packed at time of evacuation _____

Packed in boxes.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

In the care of the Custodian,

(e) Itemized description of personal property which is the subject of the claim:

1.		Estimated Value \$
2.		Estimated Value \$
3.	Household goods--	Estimated Value \$411.50
4.	Farming tools --	Estimated Value \$116.00
5.	Boat Lumber and nails ---	Estimated Value \$130.00
6.	Received from Custodian	Estimated Value \$ 10.15
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$647.55

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$2007.35

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Lethbridge.

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA, of TO WIT:

I, Tamizo HIKIDA of Magrath of the town in the Province of Alberta.

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the town of Magrath in the Province of Alberta. this 18th day of November. A.D. 1947.

Tamizo Hiksila

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

(Claimant's Name)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Reg. No.	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	5.39	March 1931	Pemberton Realty Co.	\$1700.00	5.39 acres cleared	Nil		\$2500.00

Total

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Piping water from New Westminster	1936	\$200.00
Levelling all of land.	1931	100.00

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Barn		20 x 30)	Frame	1931	\$600.00		\$200.00	\$300.00	\$500.00
Addition		12 x 20)							

EXHIBIT No. 557-1
 DATE Aug. 11/48
 FILLED BY W. H. K. K. K.

Comments re Appraiser's report not covered by above information:

There were no oats on this place when I left. I had 2.6 acres all ready for planting to vegetables, but as I left in April, planting was not done. It took 3 men over 1 month to build barn. It was well made of good lumber and shingled. Inside was concrete floor 20 x 30 (Appraiser apparently did not get inside this building) It was used to store vegetables. My biggest crop was cabbage and this could be stored safely during winter. I paid \$1700. for land alone in bargain times. I levelled, cultivated and fertilized land with manure and fish meal besides bringing City water to the place. I ~~never~~ ^{only} rented to Mrs. Ward because of evacuation as I expected to return soon.

Tamizo H. K. K. K.
 Signature

COPY

Farm Appraisal Report

File No.

Land Description Lot 29 of Sec.2, Blk.3N, Rg.7W, Map 963, N.W.D.

Containing 5.39 acres more or less Acres

Owner's Name T. Hikida Post Office Address R.R.1, Steveston, B.C.

Nearest Rail Point Y Station on B.C.E.Rly. Distance 1/4 mile

Market Town Steveston 1 mile; Vancouver Distance 10 miles

Church (give denomination) All Denominations Distance 1 - 3 miles

Nearest School Steveston Public Distance 1 mile

State how property was identified: Registered Plan, Road and boundary check.

Roads: State whether property has access to main road, the kind of road and its condition.

Has 244' frontage on Garry Street along N.Boundary: good hard surfaced road.

Is this district a good one? Yes. Closely settled and about 10 miles from Vancouver.

Employment opportunity Fairly good at seasonal fishing, farming or industrial in Vancouver.

Predominating Nationality and religion: British; Protestant religion.

Describe Fencing and its condition: Old wire fencing at east and south only Value \$ generally poor.

Water supply: City water on tap just outside old building. Value \$

BUILDINGS ON FARM

4973

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Old building	20 x 30	Lumber	10	Shingle	20 yr.	Cement	Only fair	\$ 150.00
Leanto addn.	12 x 20	"	8	"	" "	Post	" "	
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Electric power line available along Garry Street at north boundary of property.

Total present day value \$ 150.00

Total Value Buildings add to farm \$ 120.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it

habitable? Building securely locked and boarded up. Value arrived at from outside examination

and local information obtained. Appears to be a storage shed, unpainted \$ and vacant more or less for years.

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Unexposed

EXHIBIT NO. 557-2.
DATE Aug. 11/48
FILLED BY G. R. A. Rice

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
5.39	Level	Clay loam 12"-18"	Clay	Oats and loganberries 'about average'	\$200	\$ 1078.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 1078.00

Total added by buildings to value of farm \$ 120.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 1198.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Land in fair condition and tillage, but no buildings of much value, and understand that land has been rented for some years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Small fruit and truck farming in conjunction with some local employment.

Noxious weeds:

Some thistle at boundaries but not bad.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Municipality of Richmond
1942 taxes including dyke and drainage - total \$39.33

Date: July 18th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 16th day of July 19 42.

Inspector's Signature

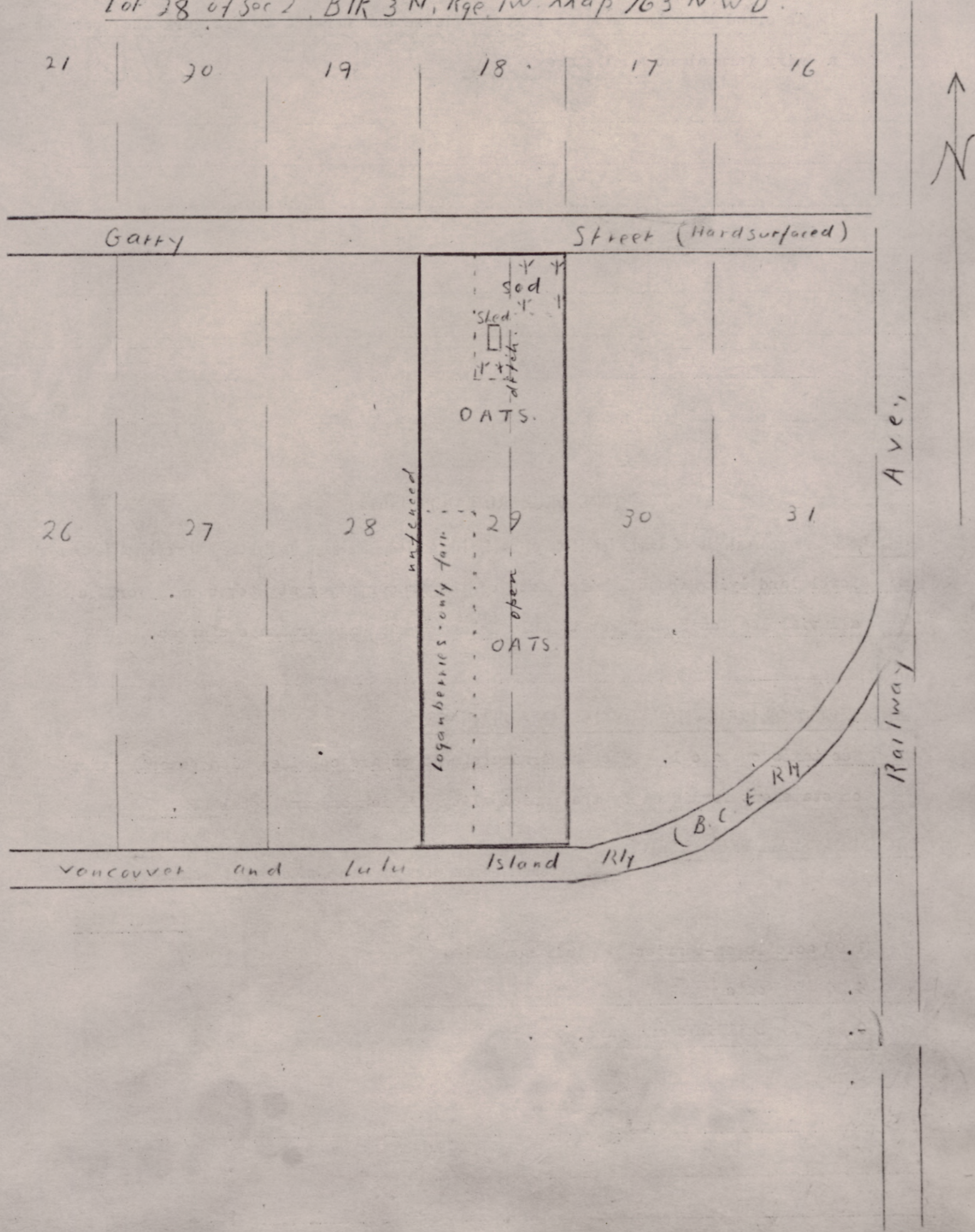
"J.D.PATTERSON"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Scale 200' = 1 inch

Diagram of Property - In Red: - T. Hikida property

Lot 28 of Sec 2, Blk 3 N, Rge 7 W, Map 963 N W D.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1200

Date 23rd July 19 42.

"I.T.BARNET"
District Superintendent.